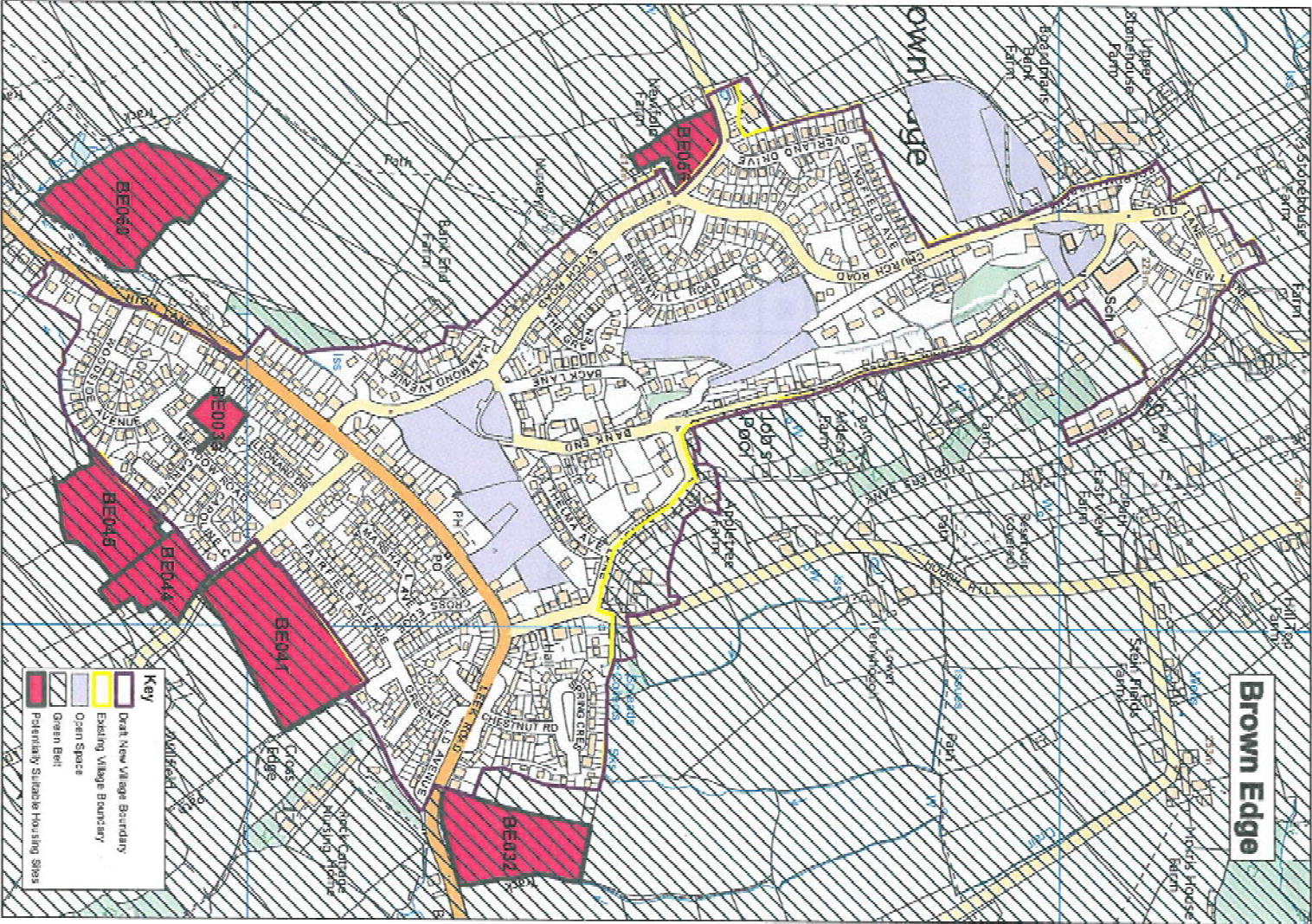


Brown Edge



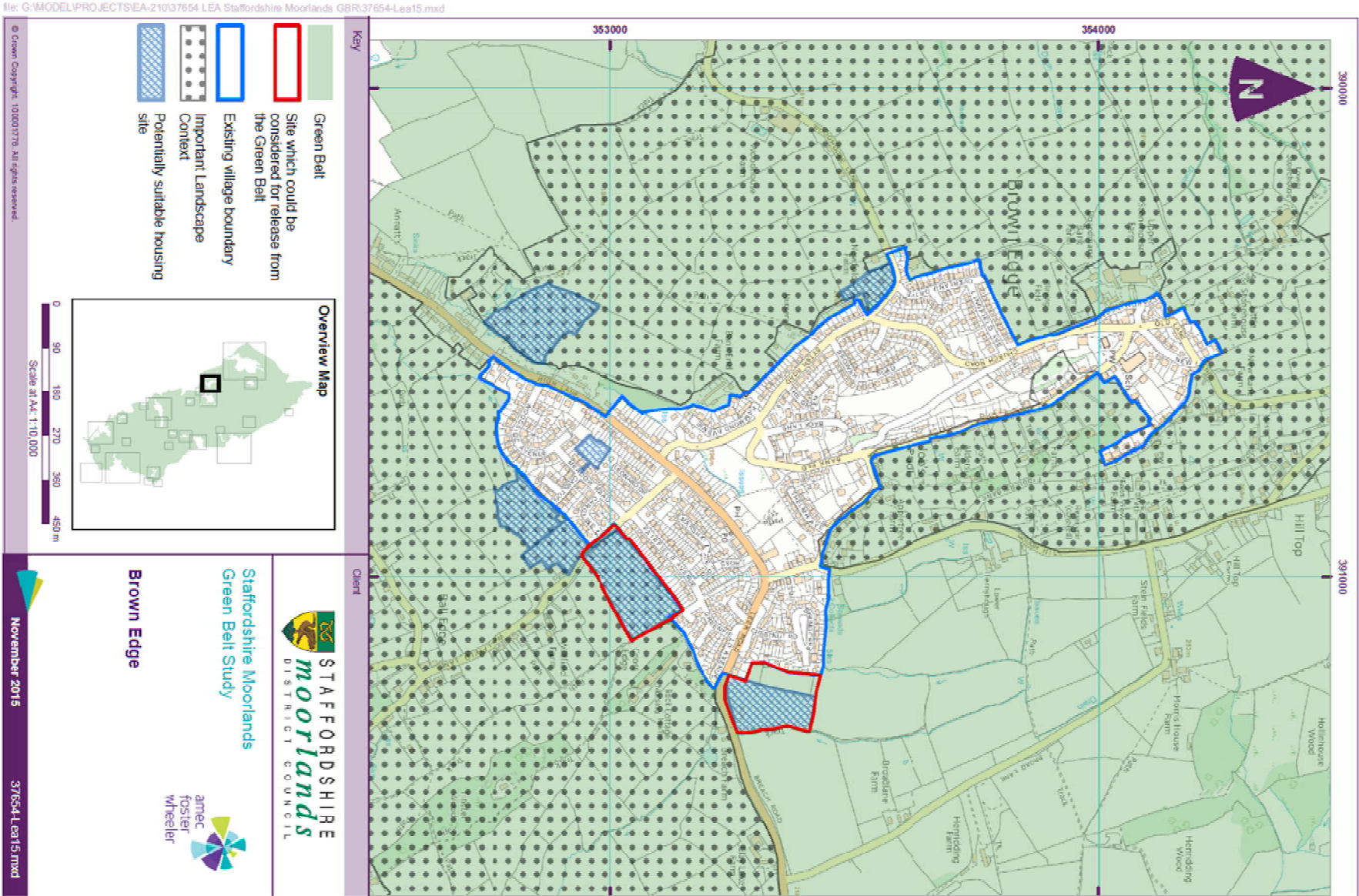
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Brown Edge Appraisal Matrix

Green Belt Purpose	BE032	BE041	BE044, BE045	BE056	BE060
Check Sprawl	Contribution	Limited Contribution	Contribution	Contribution	Significant Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution	Contribution
Prevent Encroachment	Contribution	Contribution	Significant Contribution	Significant Contribution	Significant Contribution
Preserve Setting	Significant Contribution	Contribution	Significant Contribution	Significant Contribution	Significant Contribution
Overall impact of development on the purposes of the Green Belt	<p>Moderate</p> <p>This is a relatively prominent site on rising land on the immediate outskirts of the village. As such, development would represent an obvious extension of the footprint of the settlement. The boundaries of the site to the east and north are not substantial (being hedgerows) and would require strengthening. The land has <u>not</u> been identified as an important part of the landscape setting of the village.</p>	<p>Moderate</p> <p>Whilst the outer boundary is relatively weak (being a hedgerow), development would create a rounding off of the settlement, provided there was particular attention to the treatment of the landscaping of external boundaries. The land has been identified in the LCA as being part of the landscape setting of the village.</p>	<p>Significant</p> <p>Situated on land falling away from the current hard settlement edge and clearly visible from Willfield Lane, development of these sites present intrusions into open countryside. They have weak outer boundaries (being intermittent hedgerows) and no clear connection with the existing urban area apart from a shared boundary.</p>	<p>Significant</p> <p>The exposed character of the site and absence of firm outer boundaries means that development would have disproportionately damaging impact on the Green Belt in this location. The land has been identified in the LCA as being part of the landscape setting of the village.</p>	<p>Significant</p> <p>Development would represent unacceptable intrusion into the Green Belt in this location which is particularly sensitive to sprawl and encroachment. The B5051 Endon Road has near continuous sprawl between the edge of Norton Green (within Stoke) and Brown Edge, and development here would exacerbate this.</p>
Recommendation for Green Belt boundary revision	<p>Consider for Release</p> <p>Also likely to necessitate release of land between this site and the settlement edge to avoid existence of an illogical remnant of Green Belt.</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary. Consider phased release beyond the Plan period.</p>	<p>Consider for Release</p> <p>Release under Exceptional Circumstances should be accompanied by extension of the Village Boundary.</p> <p>Development could be part of the enhancement of recreational opportunities in this location, the site bordering scrubland and well-used footpaths running southwards towards Stockton Brook.</p>	<p>Not Recommended for Release</p>	<p>Not Recommended for Release</p>	<p>Not Recommended for Release</p>

Note that the purpose of regeneration is not evaluated as it is not appropriate to this scale of analysis





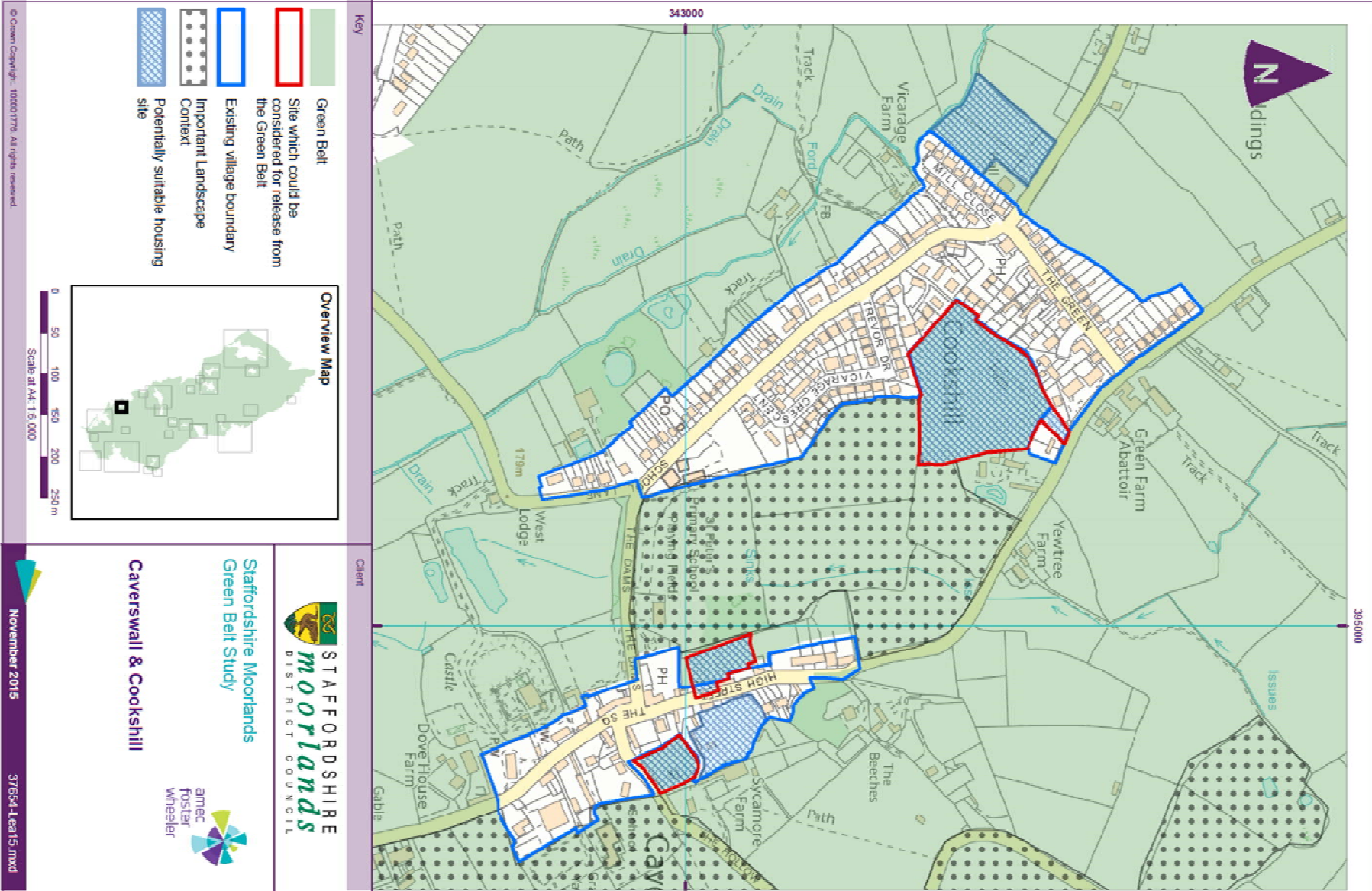


Caverswall & Cookshill Appraisal Matrix

Green Belt Purpose	CL004	CL007	CV004	CV006
Check Sprawl	Limited Contribution	Significant Contribution	Limited Contribution	Limited Contribution
Maintain Separation	Contribution	Contribution	Limited Contribution	Contribution
Prevent Encroachment	Limited Contribution	Significant Contribution	Limited Contribution	Limited Contribution
Preserve Setting	Contribution	Contribution	Limited Contribution	Limited Contribution
Overall impact on the Green Belt purposes of development	<p>Moderate – whilst this land is physically part of the separation between Cookshill and Caverswall, it has a high degree of visual enclosure and strong boundaries to contain development.</p> <p>Land adjacent to this site between Cookshill and Caverswall has been judged by the LCA as an important landscape setting to the settlements.</p>	<p>Significant - part of the sensitive gap between Cookshill and Weston Coyney.</p>	<p>Limited – a well enclosed parcel visually and in terms of boundaries with no glimpse of the site either from the Square or the sunken and well-tree'd Hollow Lane.</p>	<p>Limited – while it is part of the land separating Cookshill and Caverswall, does not play a significant part in this role given its size and degree of visual enclosure.</p>
Recommendation for Green Belt boundary revision	<p>Consider for Release and amendment of the village infill boundary should other aspects of the evidence base indicate this to be appropriate.</p> <p>Boundary treatment would be required to the south and east in order to maintain visual separation between Cookshill and Caverswall.</p>	<p>No Change as revision would be an unacceptable extension of the village envelope into Green Belt judged to be particularly sensitive.</p>	<p>Consider for Release and amendment of the village boundary should other aspects of the evidence base indicate this to be appropriate.</p>	<p>Consider for Release and amendment of the village boundary should other aspects of the evidence base indicate this to be appropriate.</p>

Note that the purpose of regeneration is not evaluated as it is not appropriate to this scale of analysis

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Key

- Green Belt
- Site which could be considered for release from the Green Belt
- Existing village boundary
- Important Landscape Context
- Potentially suitable housing site

Overview Map

Scale at A4: 1:6,000

0 50 100 150 200 250 m

Client

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Staffordshire Moorlands
Green Belt Study

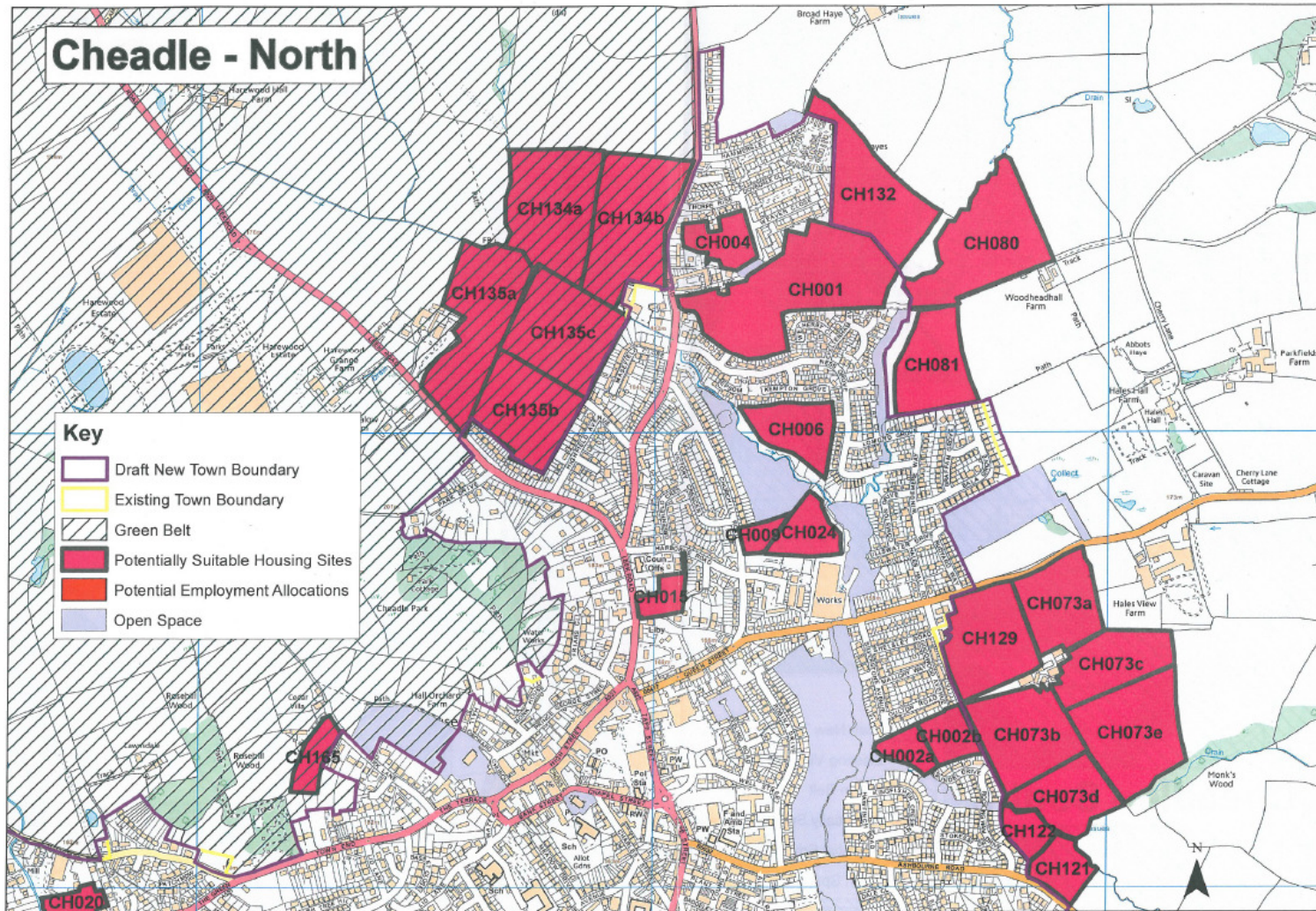
amtec
foster
wheeler

Caverswall & Cookshill

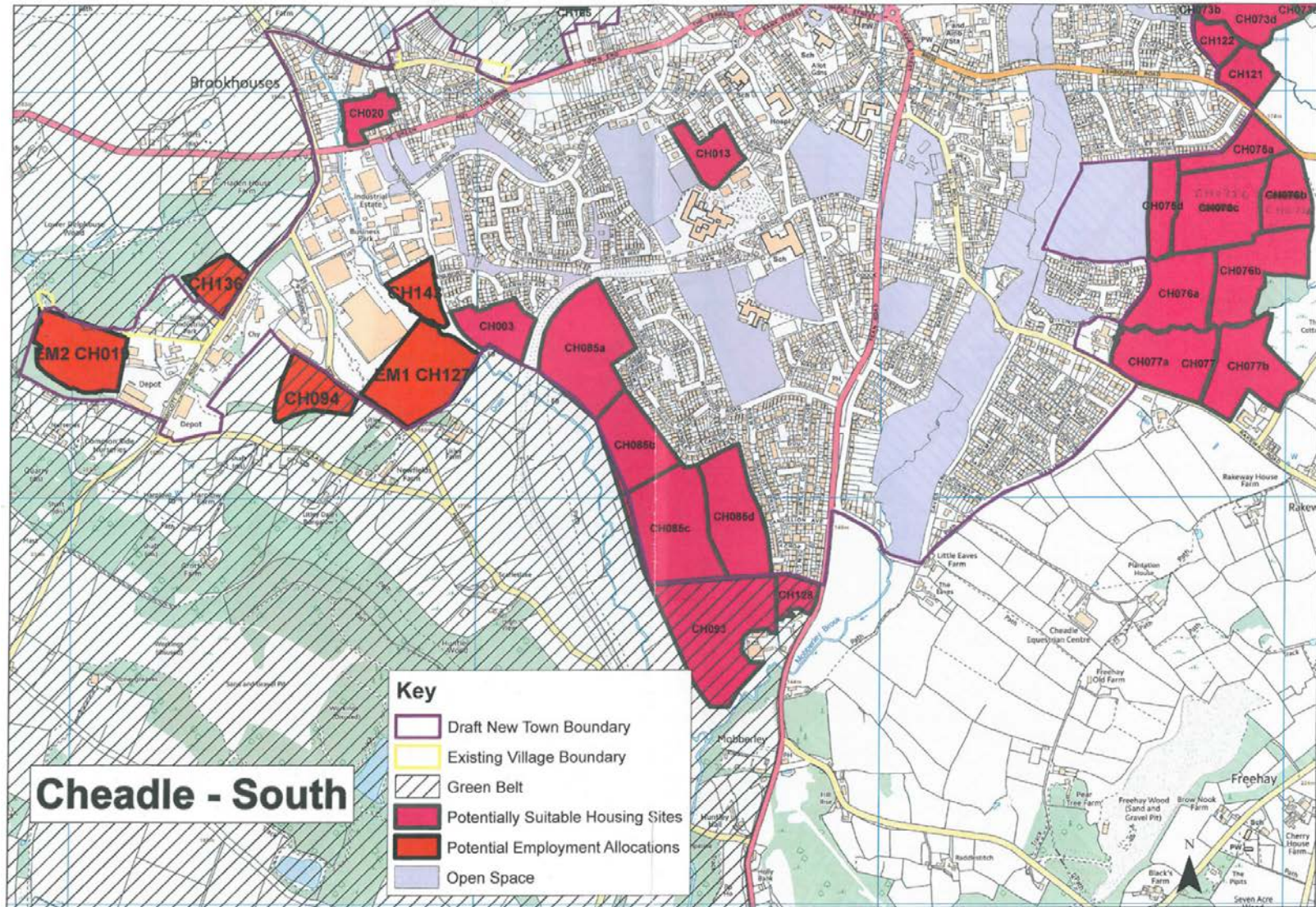
November 2015

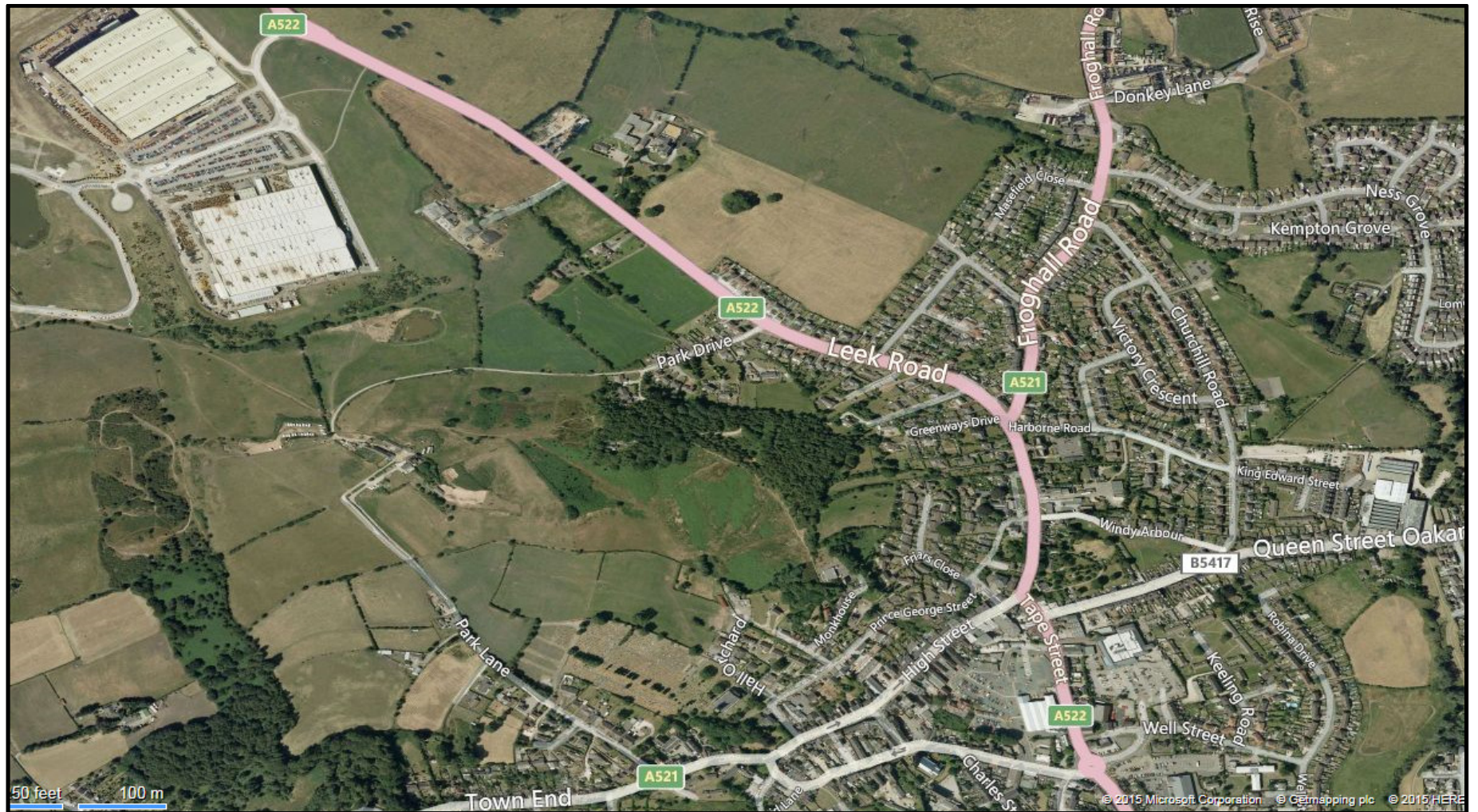
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Cheadle



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Cheadle Appraisal Matrix

Green Belt Purpose	CH093	CH094	CH128	CH136	CH134a, CH134b, CH135a, CH135b, CH135c	CH165
Check Sprawl	Contribution	Contribution	Limited Contribution	Contribution	Significant Contribution	Contribution
Maintain Separation	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution	Limited Contribution
Prevent Encroachment	Contribution	Contribution	Limited Contribution	Contribution	Significant Contribution	Significant Contribution
Preserve Setting	Contribution	Limited Contribution	Contribution	Limited Contribution	Significant Contribution	Significant Contribution
Overall impact of development on the purposes of the Green Belt	<p>Moderate</p> <p>A large site which is an extension of land already released from the Green Belt. The site is well set back and screened from the A522 Tean Road to the east and from the disused railway line and Huntley Lane to the west.</p> <p>The difficulty is the absence of a clear western boundary, which is related absence of a clear western boundary of the land removed from the Green Belt to the north. However, comprehensive masterplanning of this site and land immediately to the north would create a comprehensive scheme with significant external boundaries.</p> <p>To the south, Mobberley Brook could be used as a boundary.</p>	<p>Moderate</p> <p>Development would be an arbitrary extension into open countryside on rising land, creating disconnected remnants of Green Belt to the west and set a precedent for incremental release in this vicinity.</p>	<p>Limited</p> <p>A well contained parcel which is a direct extension of the existing built envelope of Cheadle. Development would be contained physically and visually and would not impact on the wider Green Belt in this location.</p>	<p>Limited</p> <p>Whilst being contained by woodland to the north west, development would be to intrude into the open countryside in this location.</p> <p>However, development would not be particularly visible, particularly if set back from Draycott Cross Road.</p>	<p>Significant</p> <p>Development, either for all parcels or individually, would be a significant intrusion into open countryside and create a new setting to the northern and north western entrances to the town. Boundaries on the northern and western extents are weak, being hedgerows, compromising physical and visual containment. There are extensive views across the sites from the A522 Leek Road.</p>	<p>Significant</p> <p>Development in this location would create an unacceptable intrusion into open countryside on rising land. Despite enclosure by Park Lane to the east, in part by Nursery Lane to the south, woodland to the north and in part by a property to the north. There has been incremental development along Park Lane, but this is largely contained visually by falling topography.</p> <p>Identified in the LCA as an important landscape setting to Cheadle.</p>
Recommendation for Green Belt boundary revision	<p>Consider for Release under Exceptional Circumstances with amendment to the Town Boundary.</p>	<p>Not Recommended for Release</p>	<p>Consider for Release under Exceptional Circumstances with amendment to the Town Boundary.</p>	<p>Consider for Release under Very Special Circumstances retaining Green Belt designation washed over the land.</p>	<p>Not Recommended for Release</p>	<p>Not Recommended for Release</p>

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